

ADDRESS: 1133 & 1145 GRISWOLD

APPLICATION NO: #23-8236 & #23-8247

HISTORIC DISTRICT: CAPITOL PARK

APPLICANT: NATE LINDSEY/KRAEMER DESIGN GROUP (ARCHITECT)

OWNER: RICHARD KARP

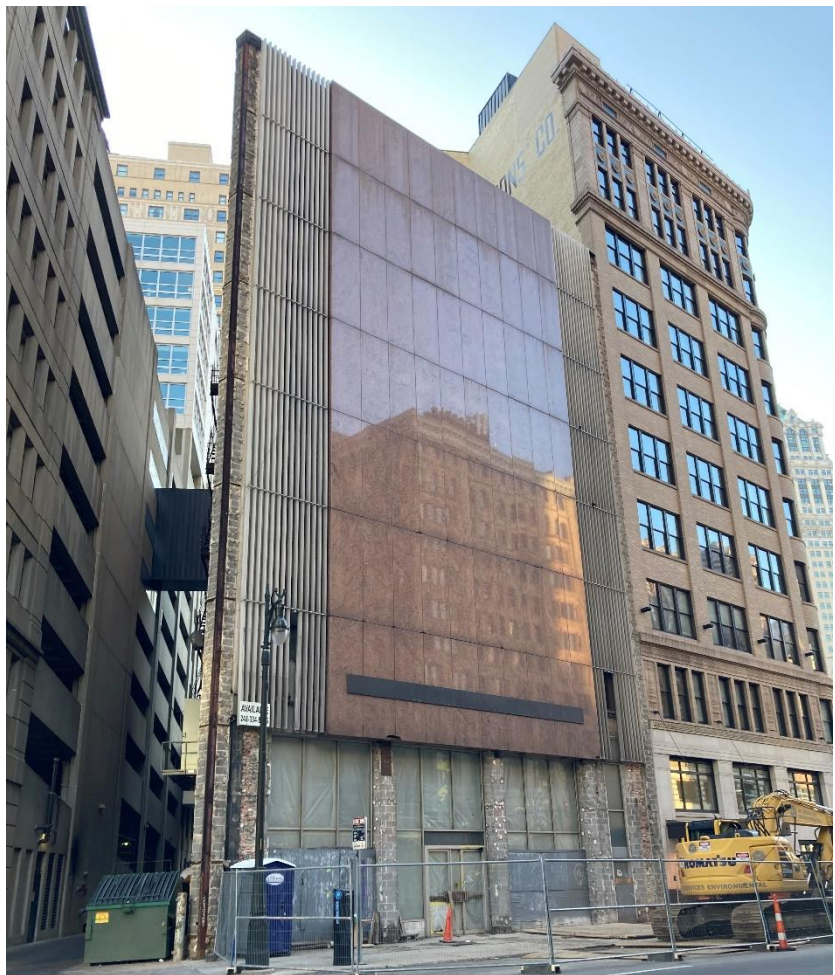
DATE OF STAFF SITE VISIT: 2/28/2023

DATE OF PROVISIONALLY COMPLETE APPLICATION: 2/13/2023

SCOPE: RENOVATE FAÇADE, CONSTRUCT ROOFTOP ADDITION

EXISTING CONDITIONS

The building located at 1133 Griswold was built in 1921 and was designed by architect Albert Kahn. The building originally housed the United Savings Bank of Detroit. The 7-story building features pink granite, metal screening with marble panels beneath (installed in 1971) at the front/east elevation at stories 2-7. An aluminum storefront and concrete block columns are present at the first story, east /primary elevation. The south/alley-facing elevation is primarily clad with limestone, although at the easternmost bay, the exterior cladding has been removed, leaving the concrete block structure exposed. Double-hungx, wood windows are located at the south/alley-facing elevation. An historic-age, steel fire escape is also located at the south/alley facing elevation.



1133 Griswold (left) and 1145 Griswold (right). Staff photo taken 2/28/2023 showing current conditions

PROPOSAL

The applicant is seeking the Historic District Commission's approval undertake an extensive rehabilitation of the building to include the erection of a rooftop addition. Specifically, per the submitted drawings, renderings, and narrative, the current project shall include the following work items:

- Remove the existing granite cladding and metal screening at the east/front elevation as well as any remaining limestone, marble, wall, and windows beneath the metal screening
- At the east elevation, remove the existing aluminum storefront at the east elevation in its entirety
- Per the submitted drawings, renderings, and narrative install a new aluminum, granite, and glass fiber reinforced concrete (GFRC) storefront at the 1st story
- Per the submitted drawings, renderings, and narrative at stories 2-7, install a new GFRC façade with fiberglass fenestration.
- Per the submitted drawings, renderings, and narrative, at the rooftop, erect a new three-story addition to be clad with GFRC. Fenestration will be fiberglass. The new addition on the top of 1133 Griswold will involve infilling windows on the party wall between 1133 Griswold and 1145 Griswold. New openings will be punched through the façade of 1145 to connect to 1133. After the new addition is complete the south and east façades of 1145 that currently extend above the roof of 1133 will no longer be visible.
- Remove the existing wood window units at the south/alley-facing elevation and replace with new windows (either fiberglass single-hung Pella Impervia windows with a black finish or Traco Kawneer TR-9700 aluminum units)
- Remove existing metal fire escape at the south/alley-facing elevation
- At the south/alley-facing elevation, install GFRC to match front elevation. Punch in new window openings and add new windows at the wall's easternmost bay either fiberglass single-hung Pella Impervia windows with a black finish or Traco Kawneer TR-9700 aluminum units)
- Install new light fixtures per the submitted project narrative

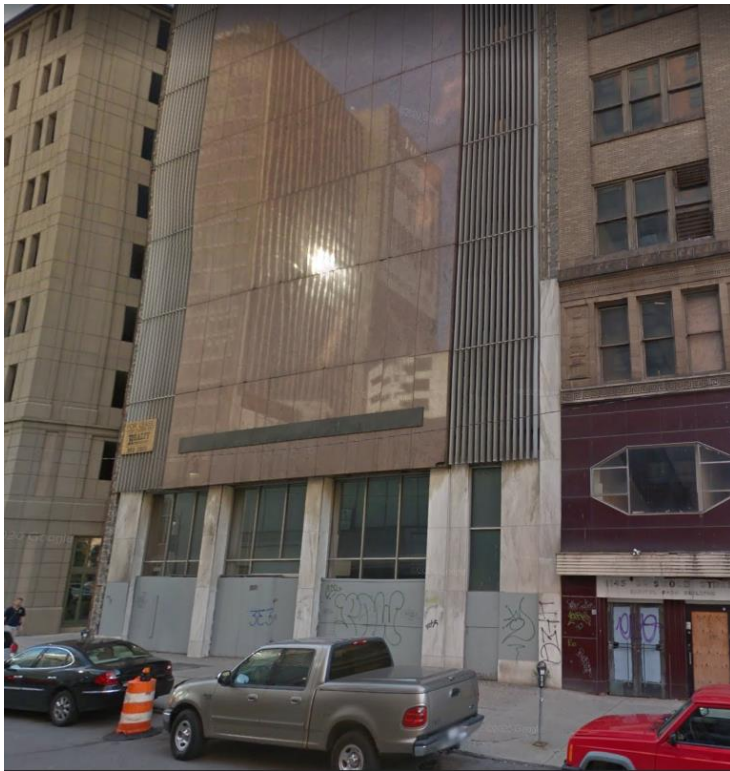
STAFF OBSERVATIONS AND RESEARCH

- The Capitol Park Local Historic District was designated in 2012.
- Per the Historic Designation Advisory Board's report for the district, the district is significant because it "...represents Detroit's significant growth throughout the nineteenth century, from a town devastated by fire in 1805 through the establishment of the park in 1893 and then, through its architecture, the prosperous late-nineteenth century commercial center to the modern-age city built in the ensuing decades of the twentieth century. Several of the buildings were designed by some of Detroit's leading architects, including Albert Kahn, Donaldson & Meier, and Malcomson & Higginbotham; the life-size bronze monument to Michigan's first state governor, Stevens T. Mason, is an impressive work of the nationally prominent sculptor Albert Weinert."
- The building was designed by leading local architect Albert Kahn and was erected in 1921. Per the HDAB designation report and the current application, much of the building's original cladding, fenestration, and distinctive detailing at the primary/east elevation was removed and re-clad with granite panels, metal screening, and marble panels in 1971. Specifically, at the east elevation, original limestone cladding and windows only remain at the northernmost and southernmost columns beneath the current metal screening while the

entire original walls (to include windows) were removed and replaced with concrete block in the area which is now covered with granite panels. The original storefront was also replaced with the current aluminum storefront. Concrete block columns are current visible at the first story, east elevation due to the removal of marble and panel cladding ca. 2013, after the district was designated. This work was completed without HDC approval. Please see the below images for reference.



Front/east elevation, current appearance



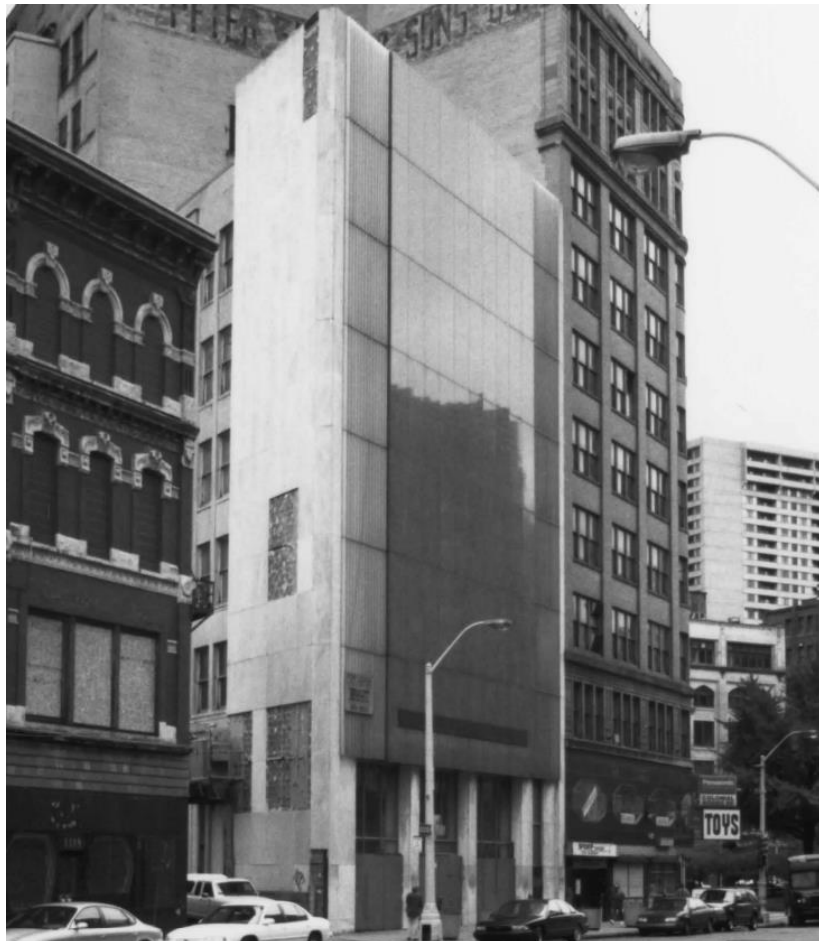
Marble panel cladding east facade, Google Streetview image dating from 2013 (district was designated in 2012)



Current appearance of east elevation, 2/28/2023

- Original wood windows, limestone cladding, and an historic-age steel fire escape remain at the building's south/alley-facing elevation. The most readily visible portion of this elevation is concrete block as marble cladding which had been installed at this location during the 1971 renovation was removed sometime before 2009.
- The 2012 HDAB designation identified the building as contributing to the district.
- It is staff's opinion that the building lacks the integrity of design, materials, workmanship, and feeling necessary to convey the building's significance as an early 20th century commercial building designed by a master (Albert Kahn) as the three renovation campaigns have resulted in the removal of much the building's original/1921 fabric. In no way does the building remain as recognizable to Kahn's original design/as a good example of Kahn's early 20th century commercial design. Please see the below photos. It is staff's opinion that the building no longer remains its 1970s slipcover /remains as a cohesive example of 1970s architectural design due to the removal of the marble panels. It is therefore staff's opinion that the building does not contribute to the district.

**Building in
1986 and
1999**





Current appearance. Note that marble has been removed from these locations

- As it is staff's opinion that the building does not contribute to the district, the current application should be evaluated based upon the proposed work's compatibility with the building's historic surrounds. It is staff's opinion that the project is generally compatible with the district's historic character.
- As it is staff's opinion that the building does not contribute to the district, the existing wood windows and fire escape are not distinctive character-defining features which must be

retained or replicated. It is staff's opinion that the proposed new windows are generally compatible with the district's historic character.

ISSUES

- None

RECOMMENDATION

Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

It is staff's opinion that the project generally conforms to the Elements of Design for the historic district and meets the Secretary of the Interior's Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work as proposed.